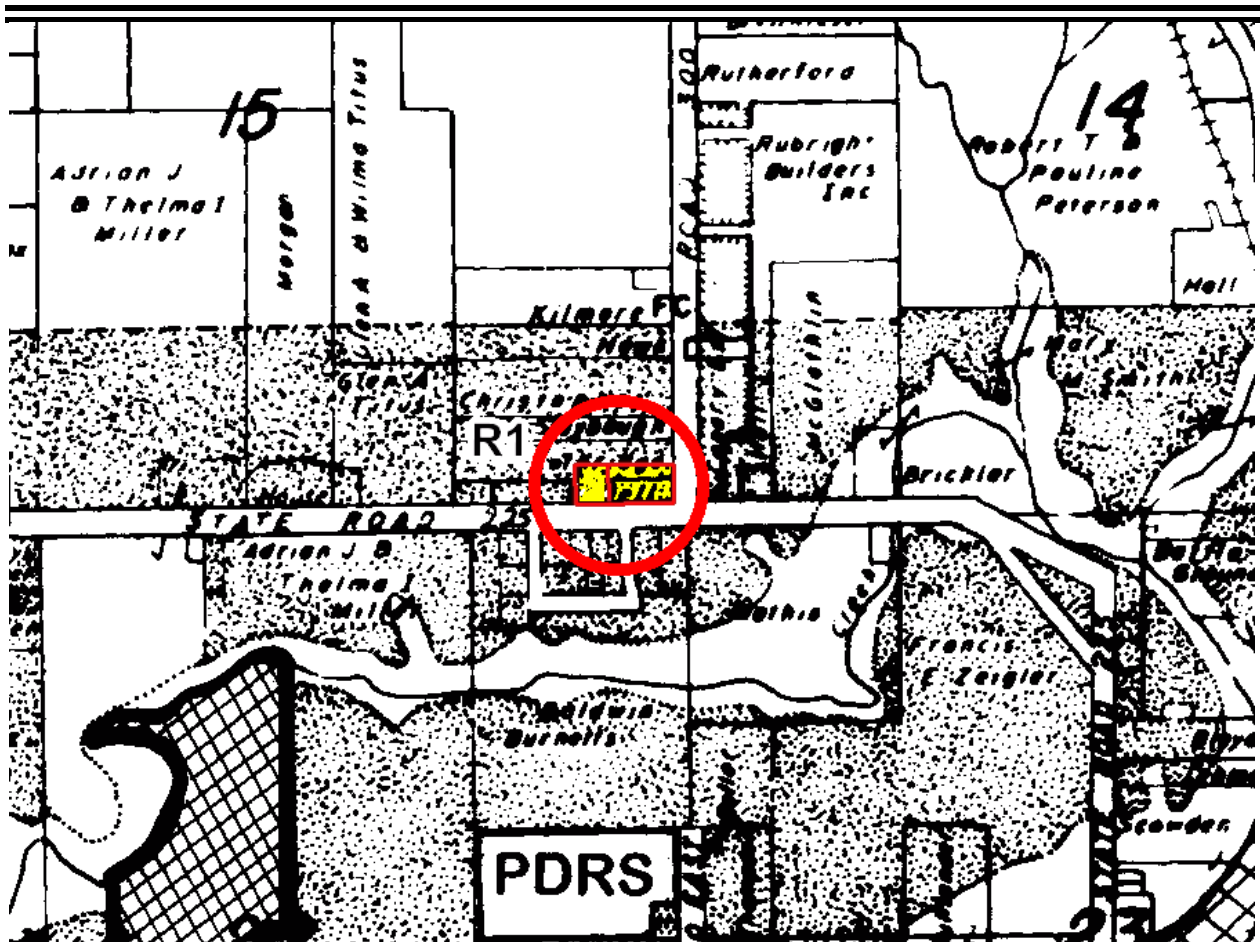

S-4345
HAAS MINOR SUBDIVISION
Minor-Sketch Plan

2ND REVISED STAFF REPORT
December 13, 2012



S-4345
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2nd Revised Staff Report
December 13, 2012

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who are also the property owners, Paul and Joyce Haas, represented by Vester & Associates, are seeking primary approval of a 2 lot subdivision on 3.517 acres, located at the northwest corner of SR 225 and CR 300 E, in Tippecanoe 15 (SE) 24-4.

AREA ZONING PATTERNS:

The site is zoned R1, Single-family Residential as is all surrounding land. The zoning map is misleading, in that it appears to show more than one parent tract; however the research on the history of this property shows it is a single, 3.5 acre parent tract based on a deed from the 1960's (DR 293-434).

AREA LAND USE PATTERNS:

There is an existing house and two accessory buildings on Lot 1; proposed Lot 2 is currently unimproved. Surrounding properties are all large-lot residences. The Town of Battle Ground is ½ mile to the southeast.

TRAFFIC AND TRANSPORTATION:

SR 225 is classified as a rural secondary arterial by the adopted county *Thoroughfare Plan*. Currently INDOT has no plans to relinquish this highway. The existing house on Lot 1 has two driveways from the highway. Any new driveway serving Lot 2 would require a permit from INDOT. The County Highway Department is not requiring a "no vehicular access" statement along the county road frontage.

The following paragraph is new information added to the November 15th staff report:

INDOT has visited the subdivision site and has found sight distance concerns, especially for proposed Lot 2. INDOT will be requiring a shared driveway for this lot, either from the property adjacent to the west, or the existing driveway serving the house on proposed Lot 1. Sharing the driveway to the west would require recordation of an off-site easement signed by the neighbors; sharing petitioners' own driveway on Lot 1 would only require showing this ingress/egress easement on the final plat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "Lot one contains a single-family dwelling served by on-site sewage disposal system and private water well. A record of the septic system is on file with the Health Department. Lot 2 is undeveloped and based on a soil report...the lot is suitable for a shallow trench subsurface absorption system."

The County Surveyor's Office has no concerns with the drainage on the already developed Lot 1, but would prefer to review drainage on Lot 2 at the building permit stage. A condition requiring a covenant to that effect has been added to the final plat approval.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot width and area are both sufficient to meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.
5. An easement for ingress-egress must be shown connecting Lot 2 to an existing driveway either off-site to the west, or to Lot 1's driveway to the east per INDOT's requirement. *(condition added 11-21-12)*

SUBDIVISION COVENANTS – The following item shall be part of the subdivision covenants:

6. Lot 2, when developed, will be required to submit to the Tippecanoe County Surveyor's Office an individual lot grading plan certified by a Registered Engineer or Land Surveyor prior to receiving building permit approval. *(condition revised based on email from the County Surveyor's Office, 11-26-12)*